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PROJECT OVERVIEW
Gateway will be a 587,330 SF mixed-use retail / multifamily / hotel development that will be built on a 16.6 acre triangular shaped lot located at the intersection of Shawnee Mission Parkway and Roe Avenue in the well-to-do Kansas City inner-ring suburb of Mission KS. Mission is located 9 miles south / southwest of downtown Kansas City MO.

The design focuses on maximizing the site with a dense assemblage of uses to create an interconnected, community based experience. The project features a substantial amount of landscaping that will transform the existing barren site into a network of pedestrian friendly sidewalks, paths, trails, boardwalks and public gathering spaces.

The Sponsors acquired the Property in August 2005. The Property was then the under-performing 350,000 SF Mission Mall. Mission Mall was in significant disrepair and in foreclosure. The Sponsors vacated the tenants, closed the mall and demolished the site in March 2006. Redevelopment was supposed to commence in 2008 but was delayed due to the upheaval in the financial markets that began in 2008 and extended through 2012. The Sponsors have carried the Project and have invested significant time, effort and equity into crafting a viable development plan. Mass Excavation is mostly complete, pre-development work is ongoing and construction is slated to begin in the first quarter of 2016.

Gateway will include the following components:
- A 154,469 SF Wal-Mart Supercenter on a 20-year NN lease.
- A 3-story 182-unit Class A residential rental project spread over 3 inter-connected buildings.
- 55,629 SF of on-grade small-shop retail space located beneath the 182-unit residential buildings.
- A 200-key 7-story limited-service national flag hotel.
- 15,285 SF of restaurant space and 6000 SF of spa space all located within the Hotel. The restaurant space will be leased to third party operators.
- A 2-story structured parking deck with 794 stalls located above 708 surface parking slots. Total parking capacity is 1502 cars.
Walkable and Complete Streets

The project adds over 2,700 linear feet of sidewalk along the perimeter of the site where none currently exists. These walks provide connectivity to the existing public sidewalk and trail system. A green zone is established between the street and sidewalk to enhance the pedestrian experience. Buildings are pushed to the property line where retail uses open up to the street to enliven the street presence. 8 of 8 points.
STREETS

Trees and Shading

The current site is largely barren and formerly 100% covered by the former Mission Mall complex. The project restores close to 100 shade trees and over 40 ornamental trees to the perimeter and interior. These trees shade sidewalks, streets, parking areas, and building facades. Additionally, the structured parking garage provides a large degree of solar shading over what would otherwise be triple the amount of surface parking. 5 of 5 points.

Sidewalks and Trails

The project adds to the existing Rock Creek Trail system with wide paving supporting a variety of uses such as biking, jogging, and walking. Internal to the site, pedestrian pathways connect all parts of the project including elevated pedestrian connections from the parking garage to the residential and hotel. 2,700 linear feet of sidewalk and trail are added at perimeter of the site alone. 5 of 5 points.

Transit Facilities & Service Improvements

Pedestrian connectivity to existing transit locations is provided at the perimeter of the site as well as to the nearby transit hub to the west. 4 of 4 points.

Reduced Auto Dependence

By integrating living with a mixture of retail and other uses within a pedestrian connected development, the project eliminates the need to maneuver about the site in a vehicle and reduces the need for residents and workers to leave the site for goods and services during the course of a day. 3 of 3 points.

Transportation Demand Management

This mixed-use development accommodates many modes of travel (walking, biking, mass transit, auto) and thus reduces dependence on vehicular travel. 3 of 3 points.

Bicycle Network and Storage

Connection to the Rock Creek trail and the addition of ample bike racks serve to encourage bike travel. 2 of 2 points.
Connected and Open Community

The interconnected site provides ample opportunity for the public to access and utilize the common spaces. This is highlighted by a public park-like plaza through the center of the site that accommodates outside dining, performance, and leisure activities. 3 of 3 points.

Compact Development

We have a much more dense assemblage of uses than you would typically find in a suburban development. Buildings hug the property line along the site perimeter where possible and parking stacked to create a tightly packed, more pedestrian oriented environment that preserves green space at the heart of the site. 3 of 3 points.
MISSION GATEWAY - SUSTAINABLE MISSION CERTIFICATION
Building Orientation and Energy Efficiency

The building massing is designed so that upper stories overhang the lower along the street facades creating a continuous protected zone that shades the storefront glazing and provides cover from rain and snow. Building envelopes are enhanced by high insulation values meeting or exceeding energy code. Insulated precast concrete panels are formed with thermal breaks utilizing carbon fiber ties. Energy efficient, yet highly transparent glazing systems are specified. A limited amount of planted roofing is employed around the perimeter of the residential building to help mitigate storm surge, decreases heat gain and urban heat island effect, as well as increases longevity of the roof membrane below it. All other roofs are of high reflectance roof membrane that further help to reduce urban heat island effect.

Energy efficient light, much of which will be LED, is employed. Much of the retail square footage is lit by skylight paired with active dimming lighting system to greatly reduce dependence on artificial lighting. Occupancy sensors are also used to automatically turn off lights in unoccupied rooms. High efficiency HVAC systems and low water consumption plumbing fixtures are incorporated. Energy efficient elevators are used. 13 of 13 points.
Recycled Content in Infrastructure

The project employs recycled content materials wherever feasible. Structural steel, insulation, concrete and building claddings will contain high levels of recycled content. Additionally, Low VOC coatings and sealants are specified for all parts of the development. 4 of 4 points.

Number of Housing Units Constructed or Renovated

The development brings 182 rental apartments comprised of studio, one bedroom, and two bedroom, as well as a 200 room hotel to the site. 3 of 3 points.

Mixed-Use Neighborhood Centers

The project consists of over 500,000 sf of mixed uses such as hotel, residential, and retail including upscale and fast casual restaurants and array of goods and services. 3 of 3 points.

Infrastructure Energy Efficiency

The site employs high efficiency LED lighting both on the perimeter and internal to the site. 3 of 3 points.

Locally/Sustainably Sourced Building Materials

Concrete, landscape material, and potentially insulation, are to come from local sources. 2 of 3 points.

On-Site Renewable Energy Sources

No measures are currently incorporated. However the development team continues to search for budget conscious opportunities. 0 of 2 points.

Construction Activity Pollution Prevention

Stormwater systems are to be protected from runoff during earth moving activities such as site prep, foundations and rough and finished grading / planting. 1 of 1 points.
MISSION GATEWAY - SUSTAINABLE MISSION CERTIFICATION
Walkable and Complete Streets.
These walks provide connectivity to the existing public sidewalk and trail system.

Sidewalk and Trails.
The project adds to the existing Rock Creek trail system with wide paving that can support variety of uses such as biking, jogging, and walking.

Transit Facilities and Service Improvements.
Existing transit locations.

Connected and Open Community.
Highlighted by a public park-like plaza through the center of the site that accommodates outside dining, performance, and leisure activities.

Units Constructed.
The project will include the construction of 182 rental apartments comprised of studio, one bedroom, and two bedrooms as well as a 200 room hotel.

Stormwater Management.
The project also includes a large reconstruction of stormwater culvert that crosses the site from west to east.

Access to Civic and Public Spaces.
The design of the project creates civic and public space both at the interior and at the perimeter of the site as well as provides connection via sidewalks to the nearby community amenities.

Light Pollution Reduction.
The project is designed with high efficiency LED parking lot, perimeter and pedestrian lighting.

Access to Recreation Facilities.
The project contains a fitness facility that can be shared by residents, hotel guest, and potentially employees via memberships.

Project Addresses Regional Priorities.
Water efficient landscaping
Water-efficient Landscaping and Stormwater Management

The project incorporates a large amount of landscaping. Plantings are selected to perform well in our climate, such as water efficient native species. The project also includes the construction of a large stormwater culvert crossing the site from west to east. This infrastructure will help protect the site from flooding in extreme weather and brings the site as well as significant portions of the city out of the 100-year flood plane zone enabling its development. 7 of 7 points.

Mixed-Income Diverse Communities

The residential component includes a variety of apartment sizes to appeal to a range of budgets. No subsidized apartments are being considered at this time. 4 of 6 points.

Brownfield Redevelopment

The project site, while potentially not a brownfield by the strict EPA definition, is certainly blighted by former uses (Mission Mall was 70% vacant at time of purchase). Without the significant investment in stormwater infrastructure it would be virtually unbuildable, as area would remain in the 100-year flood plane. This project represents a substantial improvement to the area. 2 of 3 points.

Square feet of Commercial Space Renovated

There is no renovated space with the project. 0 of 3 points.

Access to Civic and Public Spaces

The design of the project creates civic and public space both at the interior and at the perimeter of the site as well as provides connection via sidewalks to the nearby community amenities. Meeting space is included as well. 3 of 3 points.

Historic Resource Preservation and Adaptive Reuse

N/A. 0 of 3 points.

Light Pollution Reduction

The project is designed with high efficiency LED parking lot, perimeter, and pedestrian lighting. All lighting will utilize shields and cutoff that prevent unnecessary spill and adhere to dark sky initiatives. Lighting levels are kept minimal. 2 of 2 points.
Access to Recreation Facilities

The project contains a fitness facility that can be shared by residents, hotel guests, and potentially workers and offsite individuals via memberships. The project provides connectivity via sidewalks to nearby community recreation amenities. 1 of 1 points.

Neighborhood Schools

The project is positioned within 2 miles of two elementary schools affording residents close access to elementary education. 1 of 1 points.

Minimize Site Disturbance in Design and Construction

Due to the former development of the site and the planned high density, most areas will be disturbed during construction – n/a. 0 of 1 points.
Community Outreach and Involvement

The project creates an active street presence and a dynamic interior courtyard that is connected to the perimeter pedestrian experience and welcomes the community in for a variety of experiences that may include a variety of arts related performances. There is an opportunity for the Mission Farmers Market and other events to be hosted on the top deck of the parking structure. Meeting space is also included in the project. 4 of 6 points.

Project Addresses Regional Priorities

The following is based on LEED ND v2009 for area code 66202.

- Water efficient landscaping.
- Heat island reduction – high reflectance roof membranes used. Covered and shaded parking areas.
- Compact development – high density development.
- Reduced parking footprint – 2 levels of structured parking.
- Location w/ reduced automobile dependence – close proximity to on and off site amenities, mass transit, pedestrian and bike connectivity. 4 of 4 points.

Local Food Production

No measures being pursued at this time. 0 of 3 points.

Innovation in Design LEED Accredited Professional on Project

Both the design and construction team have access to in-house LEED accredited professionals as part of the project. 2 of 2 points.
Score
Total points 97 of 116

50 points - Sustainable Mission Certified
72 points – Sustainable Mission Green Project
84 points – Sustainable Mission Silver Project
96 points – Sustainable Mission Gold Project